040.0	0006	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,300 /	866,300
					USE VALUE:	866,300 /	866,300
					ASSESSED:	866,300 /	866,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
213		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN RICHARD A	
Owner 2:	GARBER MINDY L	
Owner 3:		
Street 1:	213 BROADWAY	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,168 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1873, having primarily Vinyl Exterior and 1707 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12168.000	301,100		565,200	866,300
Total Card	0.279	301,100		565,200	866,300
Total Parcel	0.279	301,100		565,200	866,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.65 | /Parcel: 507.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27376
GIS Ref
GIS Ref
Insp Date 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 040.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,100	0	12,168.	565,200	866,300	866,300	Year End Roll	12/18/2019
2019	101	FV	236,400	0	12,168.	600,600	837,000	837,000	Year End Roll	1/3/2019
2018	101	FV	236,400	0	12,168.	438,100	674,500	674,500	Year End Roll	12/20/2017
2017	101	FV	236,400	0	12,168.	381,500	617,900	617,900	Year End Roll	1/3/2017
2016	101	FV	236,400	0	12,168.	325,000	561,400	561,400	Year End	1/4/2016
2015	101	FV	222,800	0	12,168.	317,900	540,700	540,700	Year End Roll	12/11/2014
2014	101	FV	222,800	0	12,168.	261,400	484,200	484,200	Year End Roll	12/16/2013
2013	101	FV	222,800	0	12,168.	248,700	471,500	471,500		12/13/2012

!3358!

PRINT

Date	Time
12/10/20	18:38:01

LAST REV

Date	Time
04/09/19	13:39:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3358

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19906-123		6/1/1989		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	27376
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2013	669	Solar Pa	25,900	C				
11/19/2012	1515	Re-Roof	13,130	C				
8/6/2001	535	Redo Bat	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
6/11/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
1/8/2009	Meas/Inspect	345	PATRIOT
4/20/2000	Inspected	263	PATRIOT
3/6/2000	Measured	263	PATRIOT
8/21/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12168		Sq. Ft.	Site		0	80.	0.58	1			Med. Tr	-10					565,231						565,200	

Total AC/HA: 0.27934 | Total SF/SM: 12168 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 565,231 | Spl Credit | Total: 565,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1873	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31878972
Const Adj.:	0.99989998
Adj $ / SQ:	171.426
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409084
Depreciation:	107998
Depreciated Total:	301086

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

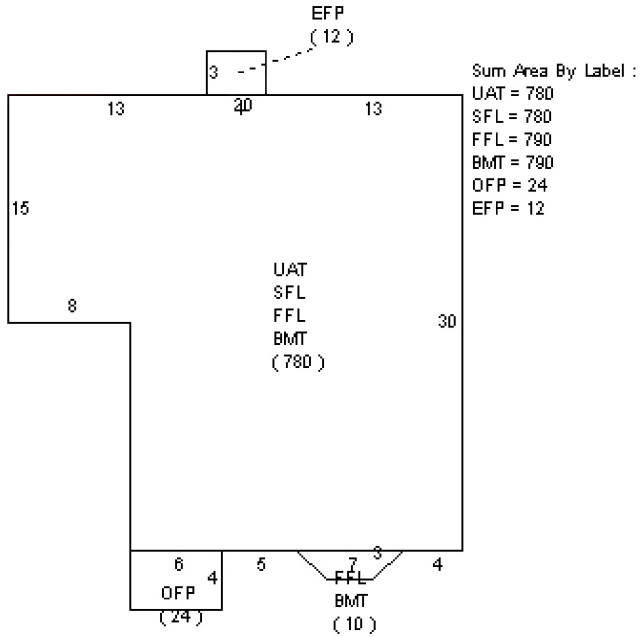
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.43
Special Features:	0	Val/Su Net:	116.21
Final Total:	301100	Val/Su SzAd	191.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	790	51.430	40,628
FFL	First Floor	790	171.430	135,426
SFL	Second Floor	780	171.430	133,712
UAT	Upper Attic	195	104.570	20,391
OFP	Open Porch	24	44.000	1,056
EFP	Enclos Porch	12	72.590	871

Net Sketched Area:	2,591			Total:	332,084
Size Ad	1570	Gross Are	3176	FinArea	1707

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	